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Anthony Verardo

**Alternate Board Members**

Ernest C. Acciardo

Alfred P. Cianci

**Town of Johnston**  
**ZONING BOARD OF REVIEW**

100 Irons Avenue, Johnston, Rhode Island 02919

Tel: 401-231-4135; Fax: 401-231-4181

## ZONING BOARD AGENDA FOR SEPTEMBER 30, 2004

Notice is hereby given that the Zoning Board of Review will hold its monthly meeting on the 30<sup>th</sup> day of September, at 7:00 PM, in the Library, at the Ferri Middle School, 10 Memorial Avenue, Johnston, RI. All persons interested in the following proposals are requested to be present at this time.

The Facilities are accessible to the handicapped. Persons requiring special accommodations must call the Zoning Office at least 48 hours in advance of the meeting (401) 231-4135. Persons utilizing TDD equipment may contact the Town through "Relay Rhode Island" at 1-800-745-6675.

**I. Roll Call****II. Accept minutes of July 29<sup>th</sup> meeting****III. Miscellaneous****IV. Old Business****A. Falcon Nest Estates, A Major Subdivision**

Applicant: Abatecola Realty Association, LLC

Clarification of the Zoning Board decision dated July 13, 2004

**B. John Ruggieri**

Location: 45 Golden View Drive Plat 45 - Lot 231 Zone R-40

Dimensions of lot: Frontage: 100', Depth: 200', Area: 20,000 sq. ft.

Proposed: Special Use Permit for storage containers on vacant lot

This application is under Article III, Section G, Item 7 (c)

**V. New Business****A. Carpionato Properties, Inc.**

Stonehill Marketplace Plat 44/2, 44/4 - Lots 56, 357, 358, 359, 66 Zone B-2

Location: Southwest corner Route 6 at Route 5 (Atwood Avenue)

Present Use: 1380 Atwood Avenue – Mangiarelle Fruitland

1386 Atwood Avenue - Stonehill Marketplace Shopping Center

1392 Atwood Avenue – Atwood Avenue Sunoco

**V. New Business, continued.**

**A. Carpionato Properties, Inc., continued.**

Proposed: Retail Shopping Center with restaurants and access road for existing Home Depot and future development of lots 66, 67, 73, & 74.

This application will be heard under:

Ordinance # 998, Section J, Subsection 5.1.6

To increase the number of free-standing signs

To increase the area of the free-standing signs

To increase the height of free-standing signs

Subsection 5.1.1

To increase maximum Wall Sign area as listed on the application

Article III, Section H (2)(d)

To reduce the Off-Street Parking Required for Retail and Service as listed or the *Alternative* requested by the Planning Board

Article III, Section H (5)

To allow parking in the front yard area

Article III, Table III D-1, Subsection 14

To permit three drive-up lanes, not specifically listed in use table

**B. Richard and Dania Santilli**

Location: 61 Ipswich Street Plat 8 - Lot 133 Zone R-20

Dimensions of lot: 8,440 square feet

Present use: Used as two- family

Proposed: Continuance of Nonconforming Use

This application is under Article III, Section M

**C. Polisena Construction**

Location: Rome Avenue Plat 5 - Lots 17, 18, & 19 Zone R-20

Dimensions of lot: Frontage: 120', Depth: 80', Area: 9,600 sq. ft. total

Present use: Vacant land

Proposed: Dimensional Variances for Single Family Home

This application is under Article III, Section L, Item 1 for sub-standard lot and Article III, Table III F-1 for dimensional relief

**D. Lori Lyons**

Location: 1050 Atwood Avenue Plat 6 - Lot 58 Zone R-15

Dimensions of lot: Frontage 88', Depth: 200', Area: 15,142 sq. ft.

Present use: Single family home

Proposed: Special Use permit for a home office in lower level

This application is under Article III, Table III D-1, Subsection 6

**E. Hawk Enterprise, Inc.**

Location: 119 Greenville Avenue Plat 17 Lot 126 Zone B-2

Dimensions of lot: 24,993 sq. ft.

Present use: Automobile Service and fueling Station

Proposed: Dimensional Variance for addition of 7,103.5 square feet for service; Office space above

This application is under Article III, Table III F-1

**V. New Business, continued.**

- F. Jeffrey W. Newman**  
Location: 24 Pine Hill Avenue Plat 50 - Lot 58 Zone R-40  
Dimensions of lot: Frontage: 120', Depth: 150', Area: 18,000 sq. ft.  
Present use: Single family home  
Proposed: Special Use Variance for an in-law apartment and Dimensional Variance  
for size of accessory structure – 3-car garage  
This application is under Article III, Table III D-1, Subsection 14 and Table III F-1
- G. Anthony & Patricia Trabucco**  
Location: 18 Pembroke Drive Plat 64 - Lot 223 Zone R-15  
Dimensions of lot: Frontage: 70'+, Depth: 100', Area: 7,500 sq. ft.  
Present use: Single family home  
Proposed: Dimensional Variance for garage with family room above  
This application is under Article III, Table III F-1
- H. Gashy Dowlatshahi**  
Location: 2952 Hartford Avenue Plat 57 - Lot 140 Zone B-2/R-40  
Dimensions of lot: 2.25 acres  
Present use: New Commercial Building  
Proposed: Special Use Permit for a Day Care Center in the rear unit  
This application is under Article III, Table III D-1, Subsection 4. 11
- I. Joseph Vinagro & Darlene Chapdelaine**  
Location: A-Street at Shun Pike Plat 33 - Lot 28 Zone R-40  
Present use: Vacant Land  
Proposed: Special Use Permit for a commercial, outside recreation area  
This application is under Article III, Table III D-1, Subsection 3 (9)
- J. Dennis and Toni Reall**  
Location: 23 Hilltop Drive Plat 63 - Lot 130 Zone R-40  
Dimensions of lot: Frontage: 142.29', Depth: Left-72.31, Right-107.85',  
Area: 20,188 sq. ft.  
Present use: Single family home  
Proposed: Dimensional Variance for attached mud room and garage  
This application is under Article III, Table III F-1
- K. Earl R. Blamires**  
Location: 274 Morgan Avenue Plat 6 - Lot 43 Zone R-20  
Dimensions of lot: Frontage: 131', Depth: 253'+, Area: 19,840+ sq. ft.  
Present use: Single family home  
Proposed: Accessory Structure – detached garage  
This application is under Article III, Section G, Item 7 (c)

**V. New Business, continued.**

**L. Ryan Johnson and Jaime Lavoie**

Location: 12 Jackson Avenue Plat 60 - Lot 270 Zone R-15

Dimensions of lot: Frontage: 60', Depth: 80', Area: 4,800 sq. ft.

Present use: Single family home

Proposed: Accessory Structure – Shed

This application is under Article III, Section G, Item 7 (C)

**M. Anthony and Laura Jean Caprio**

Location: 32 Bishop Hill Road Plat 57 - Lot 207 Zone R-40

Dimensions of lot: Frontage: 158', Depth: 322', Area: 52,514 sq. ft.

Present use: Single family home

Proposed: Dimensional Variance for addition of breezeway and garage

This application is under Article III, Table III F-1

**VI. Adjourn**

*As per order of the Zoning Board of Review  
Anthony Pilozzi, Chairman*